097.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,523,800 / 1,523,800
					USE VALUE:	1,523,800 / 1,523,800
					ASSESSED:	1,523,800 / 1,523,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		FROST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPAGNA LINDA M & RONALD J/ TR
Owner 2:	LINDA M CAMPAGNA FAMILY TRUST
Owner 3:	
Street 1:	7 FROST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAMPAGNA LINDA M -
Owner 2:	-
Street 1:	7 FROST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 20,930 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Brick Exterior and 4476 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	20930.000	754,700	35,600	733,500	1,523,800
Total Card	0.480	754,700	35,600	733,500	1,523,800
Total Parcel	0.480	754,700	35,600	733,500	1,523,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.44 | /Parcel: 340.4

Legal Description

User Acct 63415

GIS Ref

GIS Ref

Insp Date 10/18/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 097.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	753,300	35600	20,930.	733,500	1,522,400	1,522,400	Year End Roll	12/18/2019
2019	101	FV	613,400	36000	20,930.	733,500	1,382,900	1,382,900	Year End Roll	1/3/2019
2018	101	FV	613,400	36000	20,930.	628,700	1,278,100	1,278,100	Year End Roll	12/20/2017
2017	101	FV	613,400	6900	20,930.	586,800	1,207,100	1,207,100	Year End Roll	1/3/2017
2016	101	FV	613,400	6900	20,930.	503,000	1,123,300	1,123,300	Year End	1/4/2016
2015	101	FV	541,100	7100	20,930.	450,600	998,800	998,800	Year End Roll	12/11/2014
2014	101	FV	541,100	7100	20,930.	417,100	965,300	965,300	Year End Roll	12/16/2013
2013	101	FV	537,200	7100	20,930.	397,700	942,000	942,000		12/13/2012

!7917!

PRINT

Date	Time
12/10/20	22:31:00

LAST REV

Date	Time
12/07/20	13:33:17
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7917

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPAGNA LINDA	76145-68	1	11/12/2020	Convenience	10	No	No		
CAMPAGNA RONALD	76145-60	1	11/12/2020	Convenience	10	No	No		
CAMPAGNA RONALD	29037-359		8/31/1998	Family	99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2016	1229	Det. Gar	35,000	O				ADD 28X50 GARAGE
7/8/2016	944	Foundati	20,000		7/8/2016			Construct a 28 x 5
5/28/2013	745	Redo Bat	10,000					
3/19/2002	185	Addition	120,000	C		G4	GR FY04	1 ST ADDITION/WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2018	MEAS INT REF	BS	Barbara S
4/30/2014	Measured	PC	PHIL C
6/10/2013	Info Fm Prmt	EMK	Ellen K
6/9/2009	Measured	189	PATRIOT
11/9/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
8/27/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63415
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20930		Sq. Ft.	Site		0	70.	0.50	4									733,532						733,500	

Total AC/HA:	0.48049	Total SF/SM:	20930	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	733,532	Spl Credit		Total:	733,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	2 - Clapboard	5	%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Excellent
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.93089885
Const Adj.:	1.07870901
Adj $ / SQ:	125.521
Other Features:	95569
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	927091
Depreciation:	172439
Depreciated Total:	754652

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

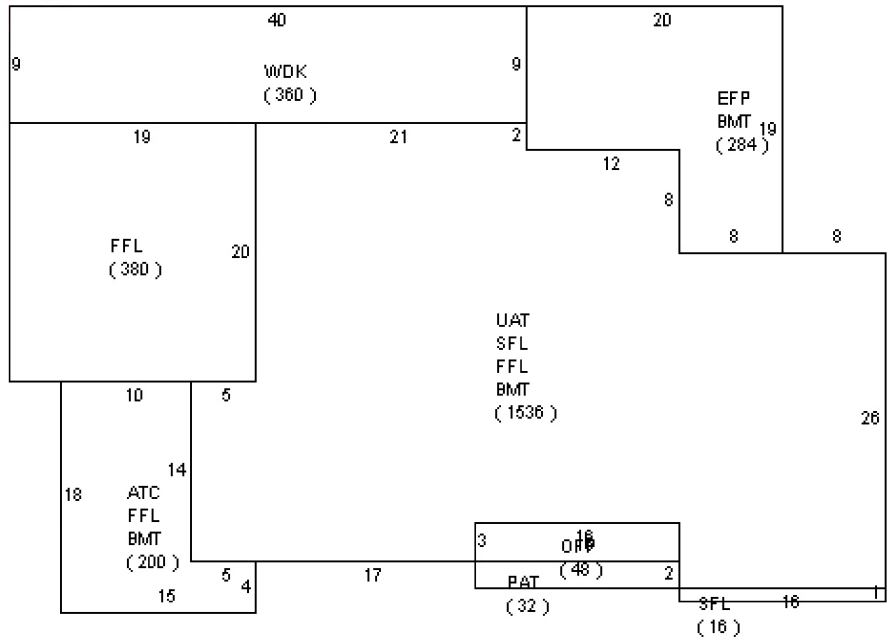
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.94
Special Features:	0	Val/Su Net:	109.92
Final Total:	754700	Val/Su SzAd	201.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,116	125.520	265,603
BMT	Basement	2,020	47.450	95,843
SFL	Second Floor	1,552	125.520	194,809
UAT	Upper Attic	384	50.210	19,280
WDK	Deck	360	9.470	3,409
EFP	Enclos Porch	284	39.710	11,277
ATC	Attic	70	125.520	8,786
OFP	Open Porch	48	47.460	2,278
	Net Sketched Area:	6,866	Total:	601,492
Size Ad	3738	Gross Are	8148	FinArea 4476

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	30X12	A	AV	1985	25.24	T	27.2	101			6,600			6,600
3	Garage	D	Y	1	28X50	G	GD	2017	20.98	T	1.2	101			29,000	G18		29,000

More:	N	Total Yard Items:	35,600	Total Special Featues:		Total:	35,600